प्रादेशिक यांजना-श्ययष्ठ महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम २०(३) अन्वये सुचना अन्वये विशेष नगर वसाहतीच्या नियमात फेरबदल करणे

महाराष्ट्र शासन नगर विकास विभाग शासन निर्णय क्रंमाक-टीपीएस-१७०४/रायगड/प्र.क्र.४९/०६/नवि-१२ मंत्रालय,मुंबई- ४०० ०३२. दिनांक :-१७जानेवारी २००९.

शासन निर्णय:- सोबत जोडलेली सुचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करावी

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(अशोक बा.पाटील) कार्यासन अधिकारी

प्रति,

- १) विभागीय आयुक्त,कोकण विभाग,कोकण भवन,नवि-मुंबई
- २) संचालक नगर रचना महाराष्ट्र राज्य-पुणे
- ३) जिल्हाधिकारी,रायगड
- ४) उपसंचालक, नगर रचना,कोकण विभाग,कोकण भवन,नवि-मुंबई.
- ५) सहायक संचालक नगर रचना,अलिबाग शाखा,जि.रायगड.
- ६)व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी ०५ प्रती या विभागास,संचालक नगर रचना,महाराष्ट्र राज्य ,पुणे व उप संचालक,नगर रचना,कोकण विभाग, कोकण भवन, नवि-मुंबई, यांना पाठवाव्यात)

्र कक्ष अधिकारी, निव-२९, नगर विकास विभाग, यांना सदर सुचना विभागाच्या वेबसाईटवर प्रसिद्ध करणेसाठी अग्रेषित

८) निवडनस्ती (कार्यासन-१२)

NOTICE

Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai-400 032. Date 9th January, 2009.

The Maharashtra Regional and Town Planning Act. 1966.

No.TPS-1704/Raigad/CR-49/06/UD-12:-

Whereas, as per the provisions of Section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') the Government has sanctioned the Regional Plan for the Raigad Region (hereinafter referred to as 'the said Regional Plan') vide Notification No.TPS-1490/CR-365/90/UD-12, dated 4th July, 1992 and came into force with effect from 15th September, 1992, and the development control regulation for Raigad Region has been sanctioned by Government vide Notification. Urban Development Department No.TPS-1490/187/CR-21/90/UD-12, dated 10.9.1991 and came into force with effect from 10.12.1991;

And whereas, Development Control Regulations for Special Townships (hereinafter referred to as 'the said Regulations') have been incorporated in the sanctioned Development Control Regulations of the said Regional Plan (hereinafter referred to as 'the said Development Control Regulations') vide Government Notification No.TPS-1704/Raigad/CR-49/06/UD-12. dated 10th March, 2006;

And whereas, the Government of Maharashtra is of the opinion that the following Rules in the said Development Control Regulations should be modified (hereinafter referred to as 'the said proposed modifications') by following the procedure laid down in subsection (2) of Section 20 of the said Act.

Proposed Modifications

Rule No.	Existing Rule	Proposed Rule
5.1.	Special Township in	Special Township in Residential.
	Residential, Residential with	Residential with Agricultural/No
	Agricultura/No Development	Development Zone- The total built up
	Zone- The total built up area	area / FSI of entire gross area of the
]	/ FSI of entire gross area of	Special Township in Residential Zone
1		will be 1.00. The FSI for Agricultural
	Residential Zone will be	No Development Zone, if any.
		included in Special Township shall be
		0.5. Total FSI in the township will be
9 - -	Development Zone, if any,	in proportion to areas of different
	included in Special Township	Zones. There will be no fimit of total
	shall be 0.5. Total FSI in the	built up area / FSI for the

will bye-laws as of Maharashtra. specified in Regional Plan. Advisor, Maharashtra.

be in development of individual proportion to areas of Height of the building shall be as per different Zones. There will be prevailing bye-laws as specified in no limit of total built up area Regional Plan. However, it may be FSI for the development of increased subject to provisions of fire individual plots. Height of fighting arrangements with the building shall be as per approval of Fire Advisor. Government

Provided that additional FSI upto However, it may be increased 100% of the permissible FSI may be subject to provisions of fire permitted for land under Agriculture fighting arrangements with Zone with previous approval of prior approval of Fire Government of Maharashtra subject to Government of payment of premium at the rate of rupees 500/- per square feet or prevailing land rate mentioned in the Ready Reckoner, whichever is more.

in Special Township in Agricultural No | Zone :-

(i) Development of Special Township Agriculture in Development Zone and urbanisable No Zone, contained in the Regional plan and shall be permissible urbanisable Zone. contained conditions that 50% of the gross area in the Regional plan shall be of the project shall be kept open while to the project of Special Township shall conditions that 50% of the be executed on the remaining, 50% gross area of the project shall land with gross built up area/FSI of , be kept open while the 0.5 worked out on the entire gross project of Special Township area of the project. Further, while shall be executed on the developing such projects, it would be remaining 50% land with obligatory on the part of the developer gross built up area/FSI of 0.5 to provide and develop all the worked out on the entire infrastructure facilities including sites gross area of the project. required for public purposes as per the such projects, it would be regards, 50% of land which obligatory on the part of the required to be kept open, the same developer to provide and shall be made free of encumbrances develop all the infrastructure and no development except town level including sites open amenities shall be permissible

per the prescribed! Provided that additional FSI upto planning norms. As regards, 100% of the permissible FSI may be and which is permitted for land under Agriculture required to be kept open, the Zone with previous approval of same shall be made free of Government of Maharashtra subject to and no payment of premium at the rate of

5.2 Special Township Agricultural/ (i)

Development Zone:-(i) Development of Special Project in

Township Project Agriculture/ Development Zone permissible subject Further, while developing prescribed planning. required for public purposes thereon.

encumbrances

development except rown kupees 5006 per souare teet of level open amenities shall be provailing land rate mentioned in the permissible thereon. Ready Reckoner, whichever is more. 5.3(iii) Balcony, or balconies of a minimum width of one mt. may be permitted free of F.S.I. at any upper floor, subject to maximum of 1/3rd balcony projection shall be subject to the following conditions: (I) No balcony shall be allowed on ground floor. (II) Balcony or balconies shall be permitted, to project in the marginal open space of not less than 3 mit. Balcony may be permitted to project in the marginal open space of not less than 3 mit. Balcony will be measured perpendicular to the building line, from that line to the building line, from that line to the building line, from that line to the building line from that line to the building line from that line to the building wall between the balcony and the rose of their face shall have glass shufters on the top and the rest of the area except the parapet shall have glazed shutters. The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Government from time to time. 5.3 NIL The following new rule shall be added after rule No.5.3 (vi). (vii) Premium for additional FSI shall be paid to Government through the Deputy Director of Town Planning, Konkan Division, Konkath Bhavan, Navi Mumbai. The following new rule shall have powers to retay any of the rule regulations for day-comment of Special Townships.	. 28	,		T.
Deprimisable thereon Ready Reckoner, whichever is more.	****			
5.3(iii) Balcony or balconies of a minimum width of one mt. may be permitted free of F.S.I. at any upper floor, subject to maximum of 1/3rd length of perimeter of building and such balcony projection shall be subject to the following conditions: (I) No balcony shall be allowed on ground floor. (II) Balcony or balconies shall be permitted, to project in the marginal open space of not less than 3 mt. in width. (III) Not withstanding anything contained in any other laws, rules, regulations or byelaws in force a balcony shall not be permitted to be enclosed. (vi) 5.3 NIL (vi) Balcony or balconies of the following conditions: (II) Balcony or balconies shall be delected on upper floors projecting in front setbacks. No balcony shall be allowed on ground floor, which shall reduce minimum required to be enclosed. When the balcony will be measured perpendicular to the building line, from that line to the balcony soutermost edge. (ii) Balconies may be allowed to be enclosed. When enclosed 1/3rd of the area of their face shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters. The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Government from time to time. 5.3 NIL The following new rule shall be added after rule No.5.3 (vi). (vii) Premium for additional FSI shall be paid to Government through the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai. The following new rule shall be added after rule No.5.3 (vi). (vii) Government shall have powers to retax any of the mergulations for	**			
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Now, therefore, as provided in sub-section (3) of Section 20 of the said Act, notice is hereby published for inviting suggestions objections, if any, to the said proposed modification from the general public in writing, with reasons thereof, within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. The suggestions/objections shall be addressed to the Deputy Director of Town Planning. Konkan Bhavan. Third floor, Navi Mumbai, who is hereby authorised to hear the suggestions/objections that may be received and to submit his report to Government;

The suggestions/objections received by Deputy Director of Town Planning. Konkan Bhavan, Navi Mumbai, within the period of 60 (sixty) days from the date of publication of this notice in the M.G.G. shall only be considered.

The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices -

- i) The Collector, Raigad.
- ii) The Deputy Director of Town Planning, Konkan Division, Navi-Mumbai.
- iii) The Assistant Director of Town Planning, Alibag Branch, Nirdhar Bldg, Tilak Chowk, Alibag, Dist-Raigad.

This notice is also published on web site: www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra.

(Ashok B. Patil)
Section Officer